

GLEN COVE WATERFRONT REVITALIZATION PROJECT GLEN COVE, NEW YORK

EXECUTIVE SUMMARY OF ADDITIONAL DATA AND REQUESTED REPORTS

BACKGROUND

On December 2, 2014 representatives from the New York State Department of Environmental Conservation (DEC), the New York State Department of Health (DOH), the U.S. Environmental Protection Agency (EPA), (collectively called the Agencies), City of Glen Cove IDA and RXR Glen Isle Partners (RXRGIP) met to discuss certain environmental information related to the Garvies Point development site (Site), with the objective of finalizing the environmental parameters that would enable the proposed mixed use development of the Site to proceed. Based on discussions at the meeting, both the City of Glen Cove IDA and RXRGIP agreed to submit the Final Status Survey Report (FSSR) to the Agencies, as well as collect additional data to be provided to the Agencies, and reconvene at a meeting with the Agencies in order to finalize action levels and construction procedures in connection with the development of the Site.

In a letter dated January 26, 2015, the DEC subsequently summarized additional environmental documentation and/or reports which needed to be provided for review by the Agencies to ensure that site management requirements for each respective regulated parcel within the overall project Site were adhered to as part of proposed redevelopment activities. This is intended to provide sufficient information to support final environmental regulatory decision-making. The requested documentation has been compiled and uploaded to an external FTP site for review by the Agencies.

Provided below is a summary of the documentation requested, along with hyperlinks to respective FTP file locations to allow for ease when locating/reviewing the requested files.

DOCUMENTATION OVERVIEW

General, Herb Hill/Garvies Point Road Construction: The FTP site provides requested [design drawings and specifications](#); [sampling data \(environmental\) reports](#); [right of way easement figures \(temporary and permanent\)](#); and [final property transfer drawings](#) indicating portions of listed sites that will transfer from current owner to new owner.

General, Waterfront Redevelopment Project: The overall project is segmented into a total of three separate phases and is summarized in the [presentation](#) included on the FTP Site. The technical information provided on the FTP server relates to Phase I Redevelopment Efforts only, which is anticipated to begin within the 3rd quarter of 2015. This includes: requested [design documentation](#) identifying location of utilities, foundation designs, locations of stormwater and infiltration structures (including locations of nearby wells and monitoring points), [proposed bulkhead improvements](#) and [bulkhead sampling/permitting documentation](#), etc.; and [cut and fill plans for proposed improvements](#). Please note that available groundwater data is included and summarized as part of site-specific presentations as identified below.

Site Specific, Former Li Tungsten Site: The FTP Site provides requested environmental data (including location maps) collected from the Li Tungsten Site, including but not limited to: results of [SPLP and TCLP sampling activities](#); [residual soil/sediment/groundwater contaminant levels](#); and [final status survey results](#).

The following is intended to briefly summarize the results relative to Supplemental TCLP/SPLP sampling activities and final status survey performed:

1. *Supplemental SPLP/TCLP Summary*

- a. Based on the results of supplemental soil sampling activities conducted in January 2015, two samples were collected from the Former Li Tungsten Site and submitted for SPLP testing having the following total arsenic concentrations: 652 mg/kg (Former Li Tungsten Site, Sample ID LT-C-035) and 993 mg/kg (Former Li Tungsten Site, Sample ID LT-C-035). Each of the samples submitted for SPLP analyses produced leachate results exceeding the respective NYSDEC Class GA groundwater standard of 25 ug/l for arsenic. Refer to the results of [SPLP and TCLP sampling activities](#) provided on the FTP Site for a summary of the sampling results. It should be noted that groundwater samples collected from the Former Li Tungsten Site do not exhibit arsenic or lead concentrations exceeding respective NYSDEC Class GA groundwater standards as summarized in the [site-wide groundwater results](#) provided on the FTP Site. Additionally, please also note that residual arsenic and lead concentrations within on-site soils were also found to be below respective NYSDEC Part 375 Commercial Standards (Refer to [Figure 1A](#)) based on the results of supplemental SPLP/TCLP sampling activities conducted in January 2015.
- b. Results of supplemental soil sampling activities conducted in January 2015 did not identify lead concentrations greater than the site-specific soil-cleanup objective (SCO) of 450 mg/kg within surface/subsurface soils. As a result, no samples were submitted for subsequent TCLP analysis.

2. *FSSR Summary*

- a. The FSSR concludes that the Former Li Tungsten Site is clear of radiological restrictions or concerns. This clearance includes consideration of the FSS completed by Safety and Ecology Corporation (SEC), a NYS-licensed Demolition and Decommissioning contractor, on Parcels A, Lower C, and Upper C along with the FSS activities performed in the past that were reviewed and accepted by SEC.

Site Specific, Former Captains Cove Site: The FTP Site provides requested environmental data (including location maps) collected from the Former Captains Cove Site, including but not limited to: results of recent [SPLP and TCLP sampling activities](#); and [residual soil/sediment/groundwater contaminant levels](#). The following is intended to briefly summarize the results relative to Supplemental TCLP/SPLP sampling activities performed:

1. Supplemental SPLP/TCLP Summary

- a. Based on the results of supplemental soil sampling activities conducted in January 2015, one sample was collected from the Former Captains Cove Site and submitted for SPLP testing having the following total arsenic concentration: 187 mg/kg (Former Captains Cove Site, Sample ID CC-C-022). The result of SPLP analyses for this sample exhibited a leachate concentration of 5.9 ug/l, which is below the NYSDEC Class GA groundwater standard of 25 ug/l for arsenic. Refer to the results of [SPLP and TCLP sampling activities](#) provided on the FTP Site for a summary of the sampling results. It should be noted that groundwater samples collected from the Former Captains Cove Site do not exhibit arsenic or lead concentrations exceeding respective NYSDEC Class GA groundwater standards as summarized in the [site-wide groundwater results](#) provided on the FTP Site. Additionally, please also note that residual arsenic and lead concentrations within on-site soils were also found to generally show fewer locations exceeding respective NYSDEC Part 375 Commercial Standards (Refer to [Figure 1B](#)) based on the results of supplemental SPLP/TCLP sampling activities conducted in January 2015.
- b. Results of supplemental soil sampling activities conducted in January 2015 identified lead concentrations greater than 450 mg/kg at one location varying depths [CC-C-030 (8') – 8,620 mg/kg, CC-C-030 (10') – 19,900 mg/kg]. Both samples were subsequently submitted for TCLP lead analysis to determine if the soil in this area would be classified as a hazardous waste. Results of TCLP analyses performed identified lead concentrations exceeding respective RCRA characteristic hazardous waste concentrations (5.0 mg/l). Refer to the [SPLP and TCLP sampling activities](#) report provided on the FTP Site for a summary of the sampling results. It should be noted that the results of site-wide groundwater samples, as referenced in the FTP link provided above, indicate that the respective NYSDEC Class GA groundwater standard for lead (50 ug/l) was not exceeded in any of the wells and borings that were sampled.

Site Specific, Former Doxey Site: The FTP Site contains requested [groundwater monitoring report\(s\)](#). Please note that the City anticipates submission of the Final Engineering Report and Site Management Plan for regulatory review in March 2015. Information related to site-specific intrusive activities associated with the “Herb Hill/Garvies Point Road Construction” and the “Waterfront Redevelopment Project” is summarized in the above referenced documents.

Site Specific, Former Gladsky Marine Site: Information related to site-specific intrusive activities associated with the “Herb Hill/Garvies Point Road Construction” and the “Waterfront Redevelopment Project” is summarized in the above referenced documents.